

# City of Huntington Beach



## Planning & Building Newsletter

Fall 2011

### BEACH EDINGER SPECIFIC PLAN WINS STATE LEVEL AWARD

The Planning and Building Department is pleased to announce that the Beach and Edinger Corridors Specific Plan received the Award of Merit for “Focused Issue Planning Award” from the American Planning Association (APA) California Chapter awarded at the State APA conference on September 12, 2011.

A 459 acre project area, the Beach and Edinger Corridors Specific Plan recognizes that while commercial corridors are obvious opportunities for suburban retrofit, they are also some of the hardest pieces of any city to replan. Strip corridors are composed of numerous separately-owned properties of various shapes and sizes, and stakeholders are spread out over miles of arterial roadway. Commercial strips perform dual roles often providing primary mobility and highly visible settings for specific land uses. This presents difficulty envisioning a transformed commercial strip than, say, a revitalized downtown. Therefore, the solutions vary greatly due to the wide variety of specific corridor conditions and development opportunities. As projects are submitted to the City for development, the vision of the adopted Beach and Edinger Corridors Specific Plan Form Based Code will unfold into logical well thought out pedestrian oriented development patterns.

The City has now submitted the Beach and Edinger Corridors Specific Plan for consideration of an award from the National American Planning Association. The City is pleased that it is being recognized for its planning efforts but is most excited to see that the Plan is being implemented, with several projects approved or in the pipeline.

### EDINGER PLAZA

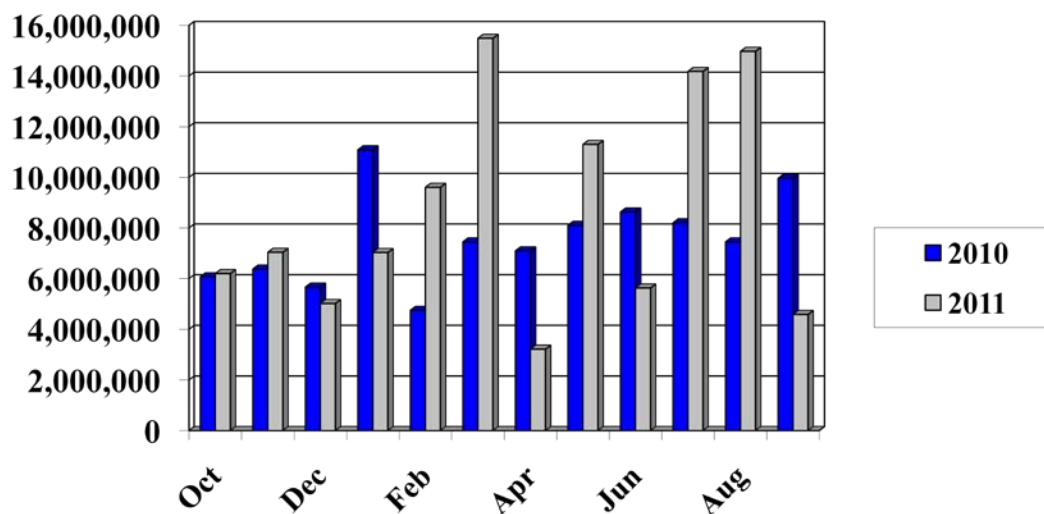
Prepare to start shopping in 2012! The City is pleased to announce that Edinger Plaza will be the new home for Nordstrom's Rack and Dick's Sporting Goods joining the other major retailers Michael's and PetsMart. Edinger Plaza is located directly across from Bella Terra Mall. Guided by the Beach and Edinger Corridor's Specific Plan Architectural Regulations, this existing commercial center will be dramatically transformed to a key shopping destination in Huntington Beach. The project includes the demolition of the westerly in-line retail structure transferring this retail square footage to Nordstrom's Rack and Dick's lease space. With the exception of the Denny's Restaurant Pad, the entire shopping center will be transformed with extensive remodeling and landscaping upgrades. A drive-thru Starbucks will occupy the vacant former drive-thru fast food pad along Edinger Avenue. The project is expected to be completed with openings late summer and early fall of 2012.



**BUILDING DIVISION FINISHES FISCAL YEAR STRONG**

## Construction Valuation (\$)

Residential, Commercial &amp; Industrial



Construction Valuation for Fiscal Year 2010-11 (October-September) finished up 14% over Fiscal Year 2009-10; the year total was \$104,238,053 compared to \$91,049,312 in FY09/10. No real market trend has presented itself. After a couple of strong months, we again dipped down in September. The market remains uncertain. Commercial alterations/tenant improvements and residential miscellaneous (Block walls, reroof, window replacement, etc) were the leading segments in FY 10/11.

### RECENTLY ISSUED CERTIFICATES OF OCCUPANCY

All business operating within Huntington Beach city limits, regardless if you are planning to occupy an existing building or build new construction are required to obtain a Certificate of Occupancy. Here is a list of all the new occupancies for the fall quarter 2011:

- Boeing Buildings 10 & 12 Interior Improvement
- Norm Reeves Honda Remodel - 19131 Beach
- CVS Pharmacy - 16922 Bolsa Chica
- Woodys Restaurant - 10136 Adams
- Quicksilver - 15202 Graham
- Gruppo Gallegos - 300 PCH
- Harbor Tires – 5002 Warner
- City of HB - Water Utilities Yard
- Calmoseptine (Lotion mfg) - 6582 Burke
- Red Table Restaurant - 16821 Algonquin
- Mamas on 39, -21022 Beach Blvd
- BT's Southern Barbeque – 7144 Edinger
- Hoag Urgent Care - 5355 Warner
- US Open Pro Surfing Event



Gruppo Gallegos located at 300 Pacific Coast Highway

**Department of Planning & Building**

2000 Main St., Huntington Beach, Ca 92648

(714) 536-5271